

\$1.00

DUPLEX PLANS

BY DUPLEX DEAN

FOR 1, 2 OR 3
BEDROOM UNITS



LIVE IN ONE...
RENT THE OTHER!

Digitized by:



ASSOCIATION
FOR
PRESERVATION
TECHNOLOGY,
INTERNATIONAL

www.apti.org

BUILDING
TECHNOLOGY
HERITAGE
LIBRARY

<https://archive.org/details/buildingtechnologyheritagelibrary>

From the collection of:

Jim Draeger

A Catalogue of
DUPLEX PLANS
Containing Drawings of
1, 2, OR 3 BEDROOM UNITS

Adaptable to various size lots

BY DUPLEX DEAN

LIVE IN ONE...
DUPLEX DEAN
RENT THE OTHER !

900 EL RINCON ROAD

DANVILLE, CALIFORNIA

COPYRIGHT 1952
BY HENRY E. DEAN

ALL RIGHTS RESERVED, REPRODUCTIONS OF THIS BOOK IN WHOLE OR IN PART PROHIBITED BY LAW

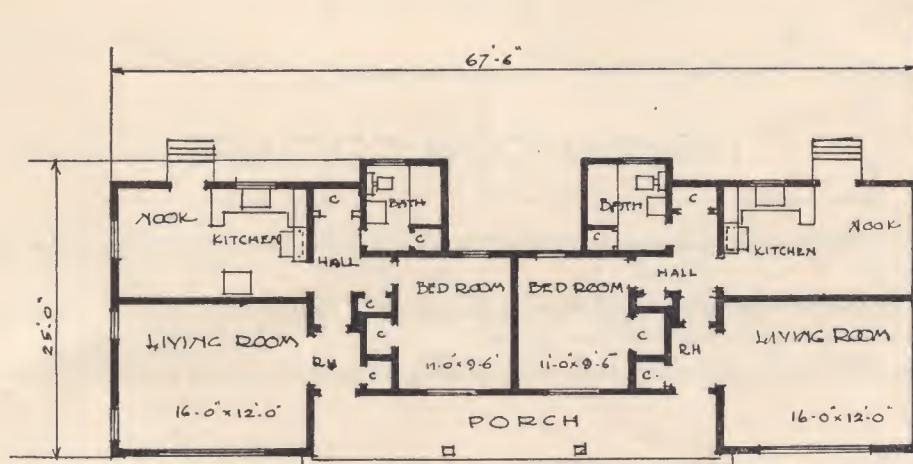
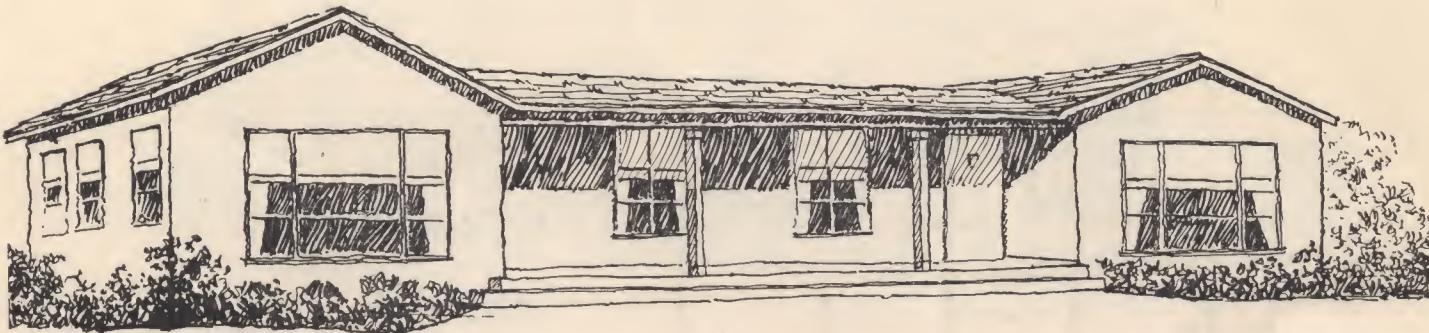
PRINTED BY THE TIMES-STAR PRESS • ALAMEDA, CALIFORNIA
PRINTED IN UNITED STATES OF AMERICA

TABLE OF CONTENTS

Plan No.	Page
211 Two one-bedroom units	5
212 Two one-bedroom units	6
213 Two one-bedroom units	7
214 Two one-bedroom units	8
215G Two one-bedroom units—attached garages	9
216G Two one-bedroom units—attached garages	10
217GE Two one-bedroom units—garages—elevated bedrooms	11
218G Two one-bedroom units—attached garages	12
219WB Two one-bedroom units—plus wall beds	13
220WB Two one-bedroom units—plus wall beds	14
221WB Two one-bedroom units—plus wall beds	15
222WB Two one-bedroom units—plus wall beds	16
321 One and two-bedroom units	18
322G One and two-bedroom units—double garage	19
401 Two two-bedroom units	20
402 Two two-bedroom units	21
403 Two two-bedroom units	22
500G Studio apartment and one one-bedroom unit—two single garages	23
501G Studio apt. and one two-bedroom unit—dbl. garage	24
600G Two-bedroom and three-bedroom unit—double garage	25
601G Two-bedroom and three-bedroom units—two single gar.	26
602G Two three-bedroom units—two single garages	27
700G Studio apt. and two-bedroom unit over dbl. garage	28
701G Two studio apartments over three-car garage	29
702G Two one-bedroom units over four-car garage	30

FOREWORD

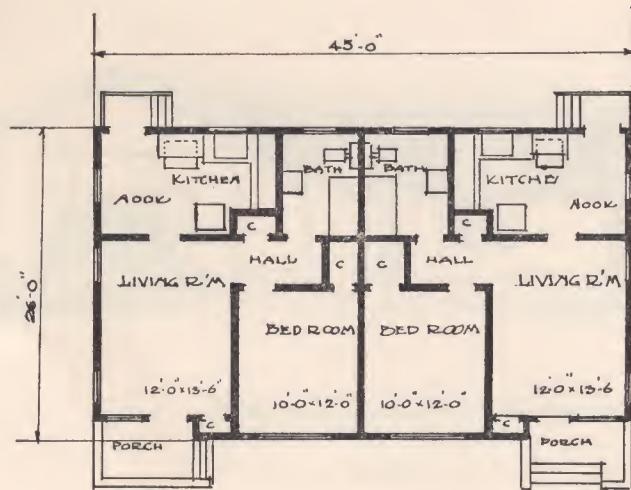
The contents of this book are intended particularly for those who are seeking to build income property at the lowest possible cost. The variety, convenience and comfort of these plans is usually found only in the more expensive and elaborate dwellings. The masterful arrangement of each separate plan is an admirable feat. Many suggestions have been made throughout the book as to where certain plans may be placed to get the maximum usefulness with the minimum of expenditures.



AN ADAPTABLE UNIT

Here is a duplex that has real adaptability. It is perfect for a lot with a wide frontage as shown, giving a "Ranch Type" effect, or the unit can be placed lengthwise to fit a narrow lot. The plan eliminates cross-traffic between rooms. You can go into any room in either unit without traveling through another room. Plan offers both comfort and convenience.

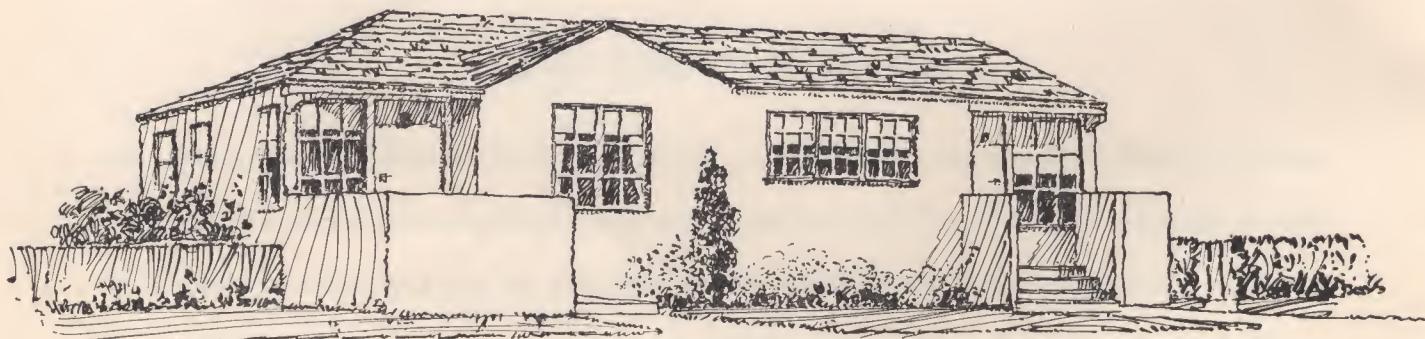
No. 211 Three complete working plans plus three sets of specifications	\$37.50
Each additional set (sold only with original order)	\$ 5.00



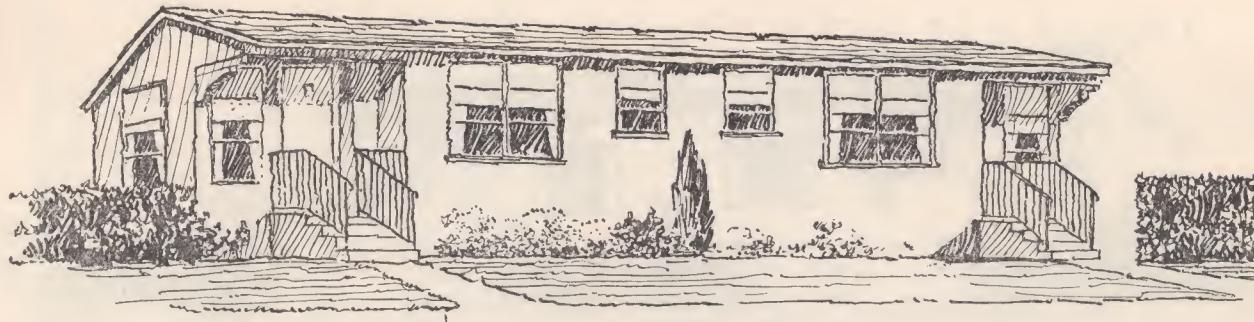
A HOME WITH INCOME

HONEYMOON COTTAGE

This adorable little duplex gives every indication of a honeymoon cottage. The skillfully arranged plan provides the roominess that is sought in a plan of this nature. The compactness of the kitchen allows a good size nook with plenty of sunshine and excellent ventilation.



No. 212 Three complete working plans plus three sets of specifications	\$37.50
Each additional set (sold only with original order)	5.00



WHAT'S AHEAD FOR YOU?

In a great many of our industries 65 is the automatic retirement age. Whether the employee is willing or not, he is out.

All of us are aware that many "retirees" can go on as productive, well-adjusted, happy members of the community until they are 70, 75, or even older.

WHAT'S AHEAD FOR THEM?

In this book a government chart illustrates how the purchasing power of the dollar has declined. No wonder more and more of our elderly citizens have become acutely conscious of the fact that they CAN'T LIVE DECENTLY on their pensions.

They were put out on the pasture but the "fodder," to carry the analogy further, was based on pre-inflation dollars.

Does it seem that things will change in the future? On the day you are handed your pension will it be far too little to keep you—and will you become a burden? Certainly, the speed and extent of the dollar decline is not too cheering.

Perhaps, you are saying: I have some money saved; is there anything I can invest in?

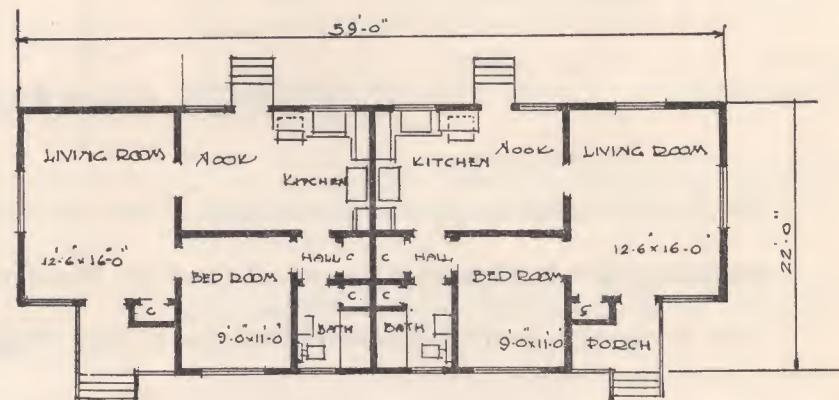
If your savings are moderate or large, why not consider income property?

A duplex is a perfect investment—live in one and rent the other as thousands of elderly citizens are doing. They are secure because their pension check isn't required to pay for rent as well as food and incidental living costs.

How secure you would be with such a setup!

Income property is your safest investment in today's troubled world. It will carry you through the years ahead.

The duplex income will add to your pension . . . and the duplex pays for itself.



DON'T PASS THIS BY

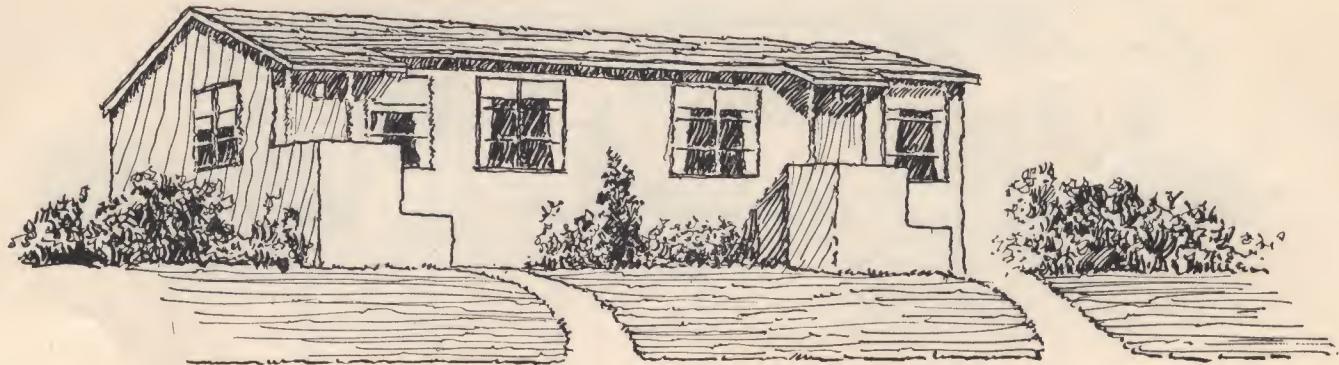
Do you own a narrow lot and think it is impossible to build on? Here is your solution, carefully planned, giving adequate living space plus privacy, and last but not least, income from an economically built duplex. The kitchens and bathrooms are set back to back, giving you the minimum plumbing costs.

No. 213 Three complete working plans plus three sets of specifications

\$37.50

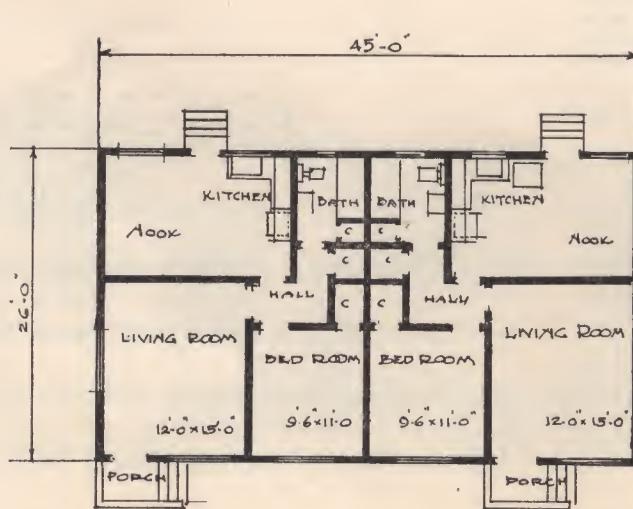
Each additional set (sold only with original order)

\$ 5.00

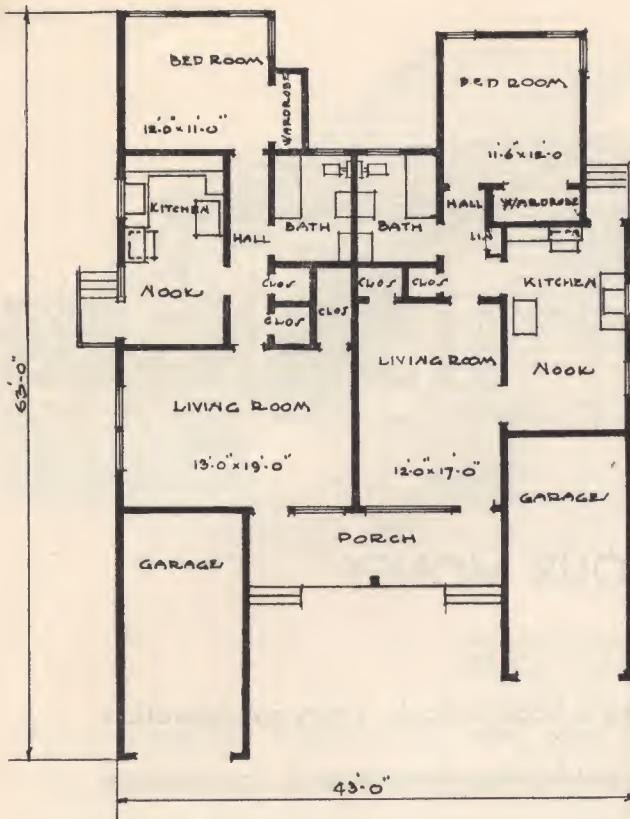


COTTAGE CHARMER

The simplicity and inexpensive construction of this charming little duplex is not to be underestimated, as it is adaptable to a small sized lot. The elimination of non-usable space adds up to a low-cost, profitable rental. This plan is very popular with the speculative builder.



No. 214 Three complete working plans plus three sets of specifications	\$37.50
Each additional set (sold only with original order)	5.00



YOU'LL LIVE HERE AND LOVE IT!

The pleasing angles procured by the stepped arrangements of the garages makes the exterior of this plan as attractive as the floor plan is functional. A brilliant arrangement that deserves careful study. Here is much more livability than is ordinarily found in a duplex of this size. The concentration of plumbing in one area holds building costs down.

NOW TAX EXEMPT

Have you thought about selling your home with the idea of purchasing income property but put it off because of the income tax on the sale?

Worry no longer.

The new federal income tax law gives home owners a break. Anyone now selling a home at a profit and using the entire proceeds from the sale for the purchase of another residence, enjoys an exemption from capital gains tax on profit made on the sale of the old home.

For example, if you bought a house, say five years ago for \$10,000 and sell today for \$20,000, you do not have to give Uncle Sam \$2500 in capital gains tax out of your \$10,000 profit. That is, you don't have to pay it, if you use all the money in the purchase of another residence to live in.

Thus, on the sale as outlined above, you can put your money into a duplex. The capital gains tax is no longer an insurmountable obstacle.

If you are having a new residence built, you are allowed 18 months for applying your profit without tax, but you must occupy the newly-built building within 18 months after selling your old house.

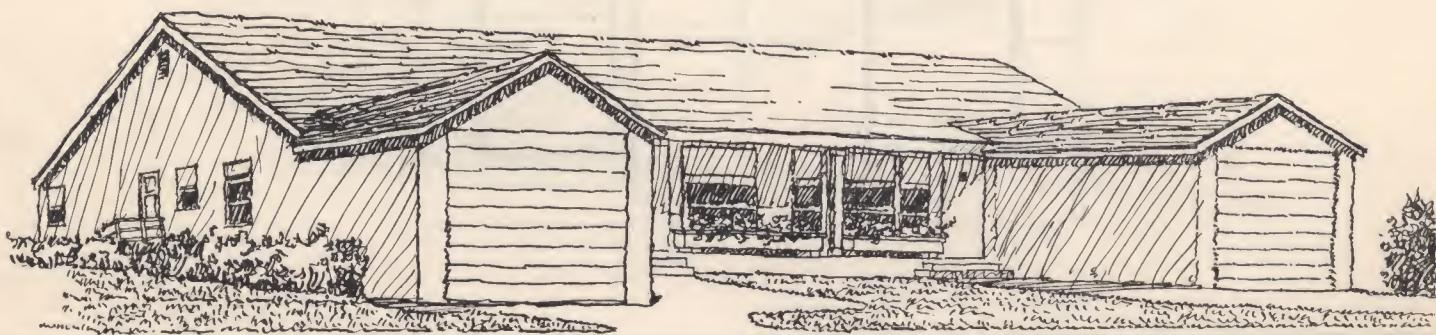
If part of the new building is used for business, or for rental purposes, the exemption applies only to that proportion relating to residence.

Any part of the profit not invested in the new place of residence naturally is subject to tax.

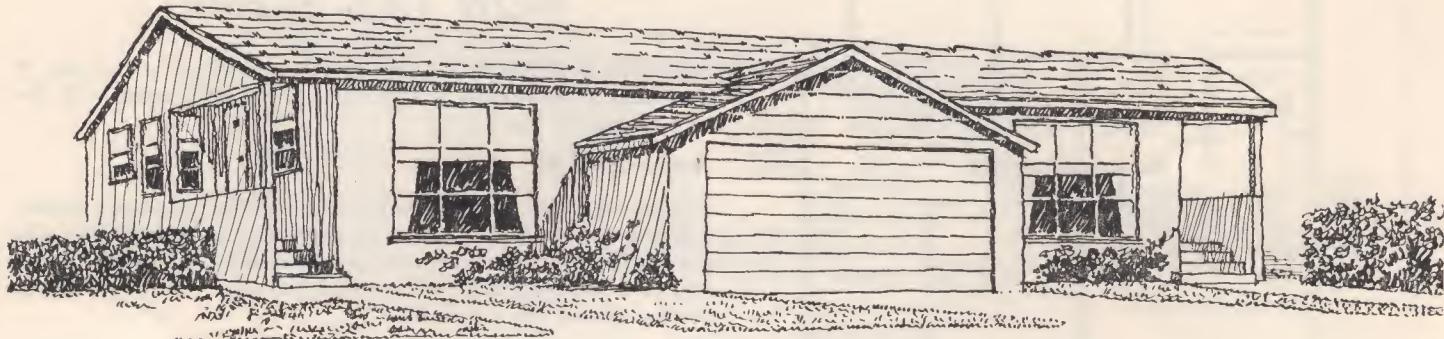
Now is the time to sell your old home and build a new duplex because the new law will stimulate the sale of old homes. Now is the time to build. No repairs to be done, you'll have a new place to move into—plus income.

Study the plans in this book. You'll find one or more that can be built with the profit from the sale of your home.

And a duplex is steady, secure—safe for your investment dollars.

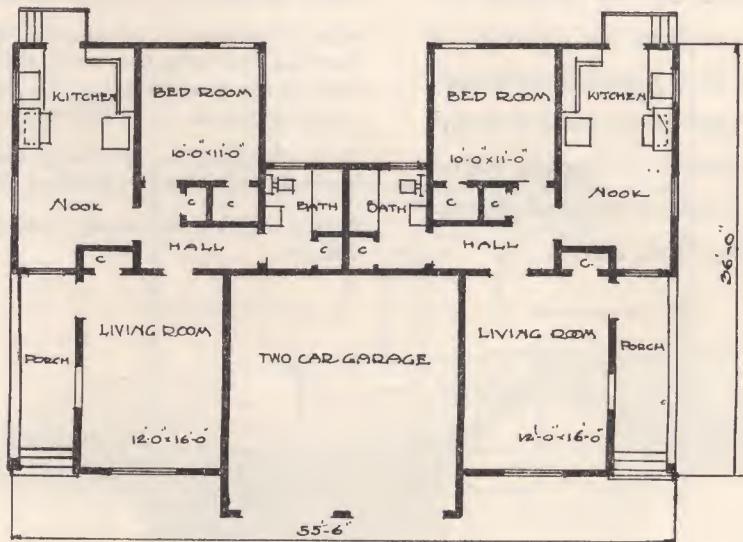


No. 215G Three complete working plans plus three sets of specifications	\$37.50
Each additional set (sold only with original order)	5.00

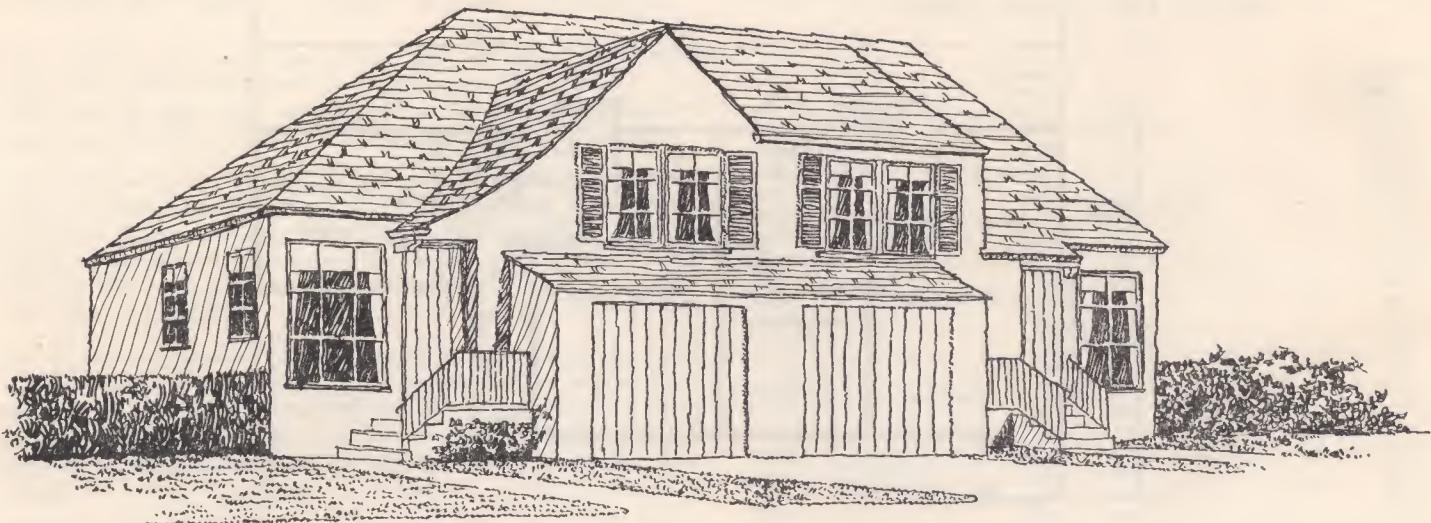


MORE VALUE FOR YOUR MONEY

Garage close to the street. Plumbing in the bathrooms is back to back. Every consideration has been given to keep the cost down to a minimum, yet lending the utmost in convenience and privacy in a duplex you will be proud to own.



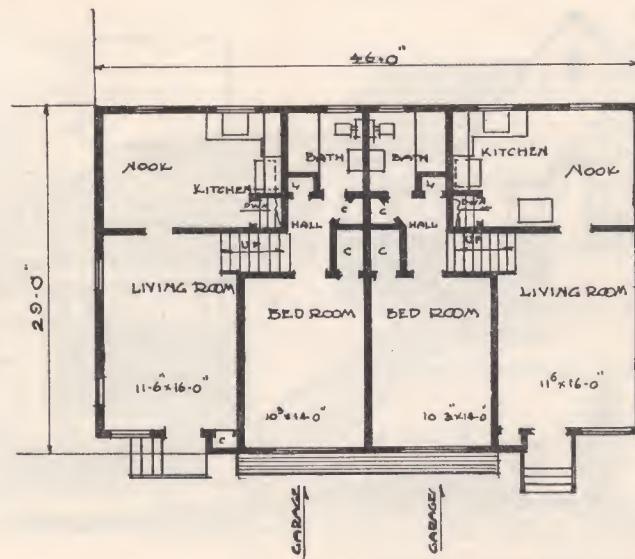
No. 216G Three complete working plans plus three sets of specifications \$37.50
 Each additional set (sold only with original order) 5.00



ELEVATED BEDROOM

The ever popular "elevated bedroom" style . . . where more living space is obtained for less construction cost. This design-wise plan has a charming exterior plus the fact that the rectangular shape makes it budget-wise. The garages may

be entered from the kitchen where steps lead you down to the laundry facilities as well. The placement of the laundry rooms directly underneath the bathrooms, minimizes the plumbing costs.

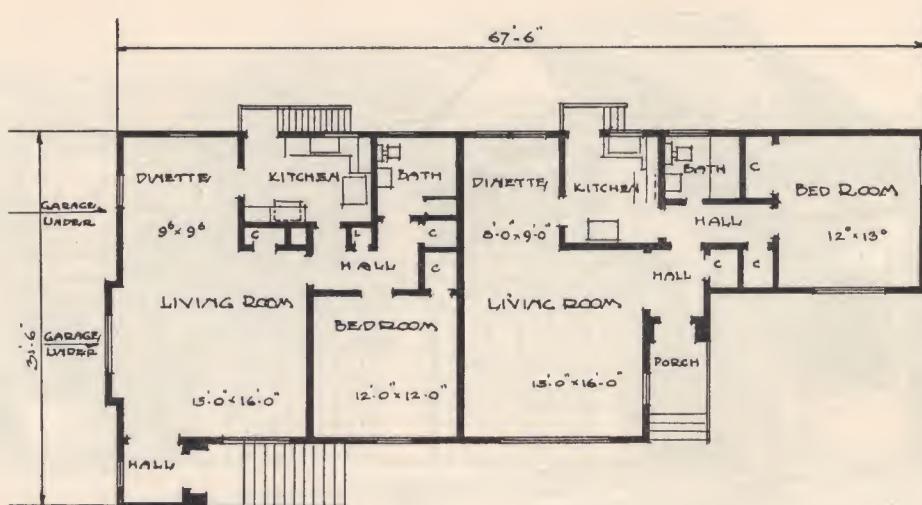


No. 217GE Three complete working plans plus three sets of specifications

\$37.50

Each additional set (sold only with original order)

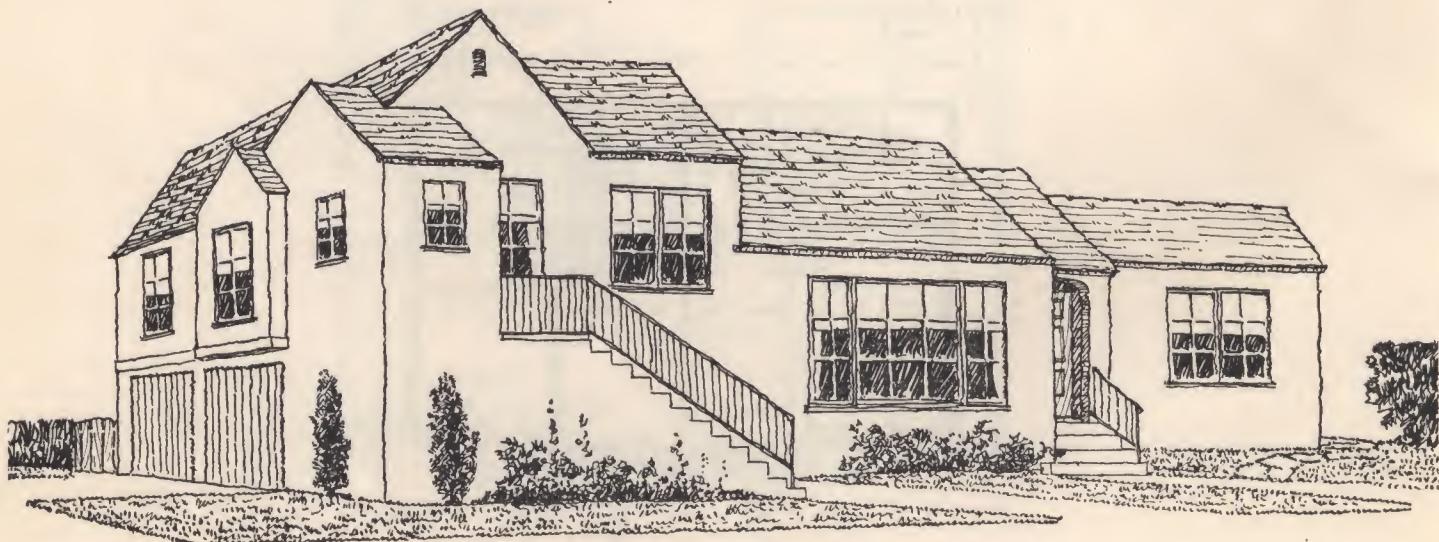
5.00



HAPPY DAYS FOR YOUR DUPLEX DOLLARS

The luxurious appearance of this home and income property makes it very desirable. Designed for a narrow corner lot, keeping in mind owner-occupancy in the right side unit. Possibility of adding another bedroom at a later date is appreciated by many who have

in mind building the income units they desire and still keeping to a budget. This plan is arranged so the second bedroom can be entered off the main hallway of the right side unit. Spacious living rooms plus dinettes give these units an abundance of living area.



No. 218G Three complete working plans plus three sets of specifications \$37.50
 Each additional set (sold only with original order) 5.00

INFLATION -- And Your Dollars

Your dollars are worth less than half of what they were worth in 1933. (Computed as of February 15, 1952.)

The chart at right was computed by the United States Department of Labor, Bureau of Labor Statistics.

Perhaps you have thought inflation is something that happens to other countries and other peoples—not here. Well, the chart shows inflation has taken away the purchasing power of the dollar by almost 50%. At the beginning of 1951 every \$1000 unit of buying power you had obtained in 1939 was worth only \$532.

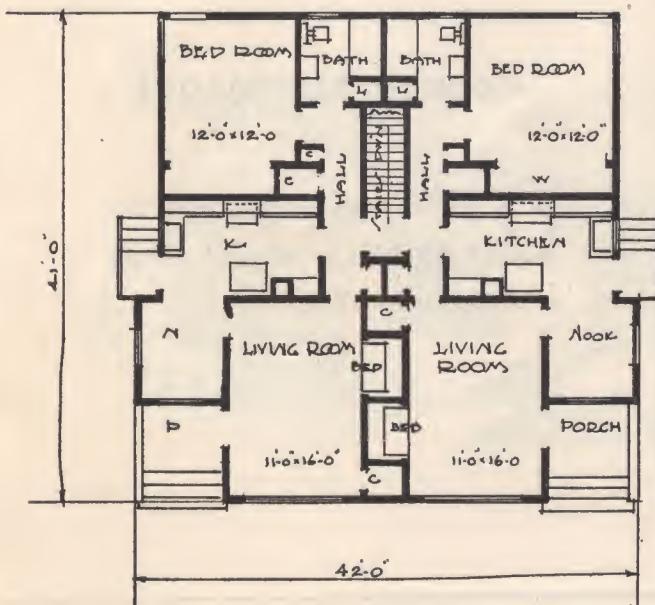
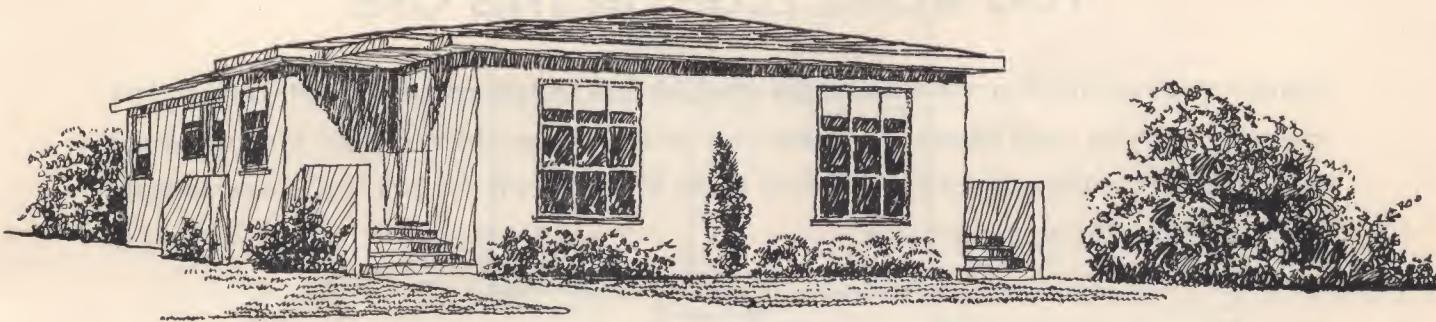
But if you had that \$1000 invested in income property it would have increased in value because, as you well know, real estate "rides up with inflation." Few locales saw a drop in real estate values over the past ten years. **AND INCOME PROPERTY HAS CONSISTENTLY** stayed ahead of other properties.

INCOME PROPERTY is your safest investment in today's upset world.

PURCHASING POWER OF THE CONSUMERS' DOLLAR IN THE UNITED STATES* 1913 TO 1952

(1935-39 = \$1.00)			
Year	Purchasing Power	Year	Purchasing Power
1913	\$1.414	1933	1.082
1914	1.393	1934	1.045
1915	1.379	1935	1.019
1916	1.284	1936	1.009
1917	1.092	1937	1.009
1918	.930	1937	.974
1919	.808	1938	.992
1920	.698	1939	1.006
1921	.783	1940	.998
1922	.835	1941	.951
1923	.820	1942	.858
1924	.818	1943	.808
1925	.797	1944	.796
1926	.791	1945	.778
1927	.806	1946	.717
1928	.816	1947	.627
1929	.816	1948	.582
1930	.838	1949	.588
1931	.920	1950	.582
1932	1.025	1951	.539

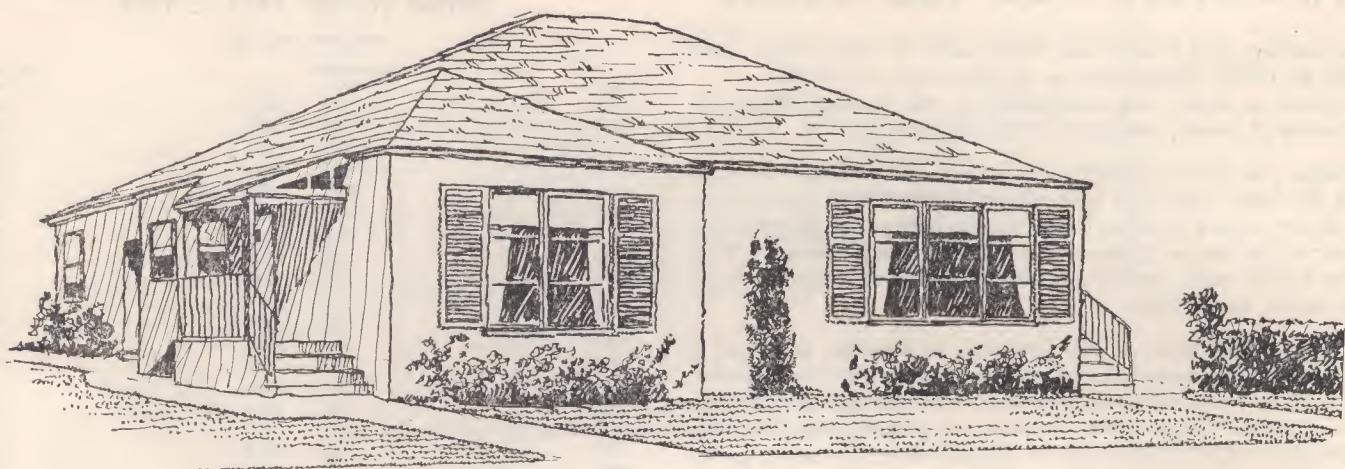
* Based on the Adjusted Consumers' Price Index for Moderate-Income Families in Large Cities.



PRIVACY PLUS INCOME

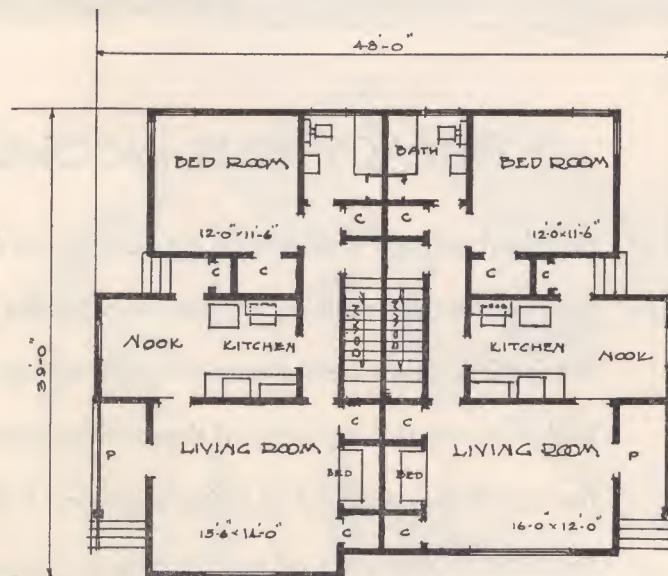
Excellent privacy is obtained by having the kitchens and front entrances of both units on opposite sides of the duplex. Here is another triumph of a hidden wall-bed, meeting the approval of those who choose to get the maximum amount of living space and still have the accommodations of an extra bed. Entrances to basement are placed very handy to the kitchen.

No. 219WB Three complete working plans plus three sets of specifications \$37.50
Each additional set (sold only with original order) 5.00



YOU WON'T LOSE ON THIS ONE

Careful study of this plan will reveal these one-bedroom units to possess an extra bed tucked away in the living room closets. The large breakfast nooks are ideal as they are jogged out to add interest to the exterior lines. Access to the basement off the hallway is conveniently located without being conspicuous.



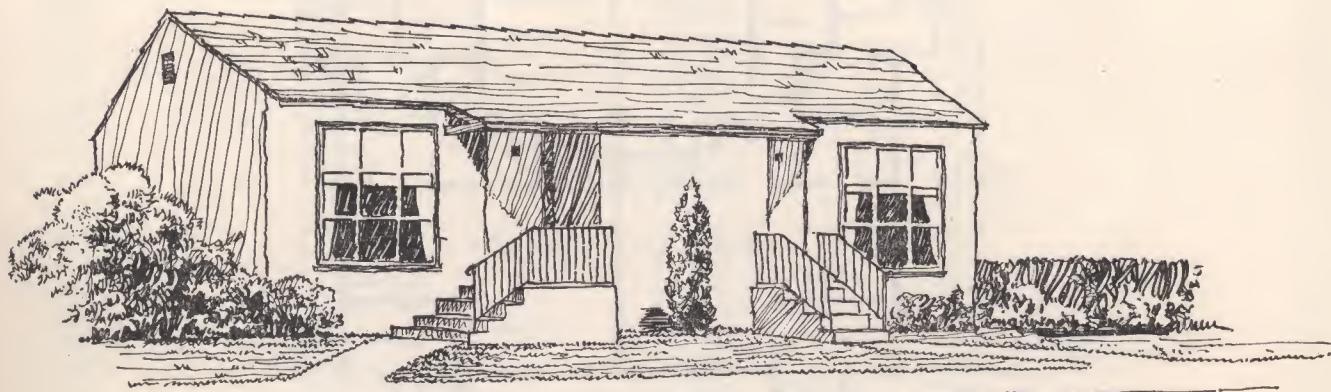
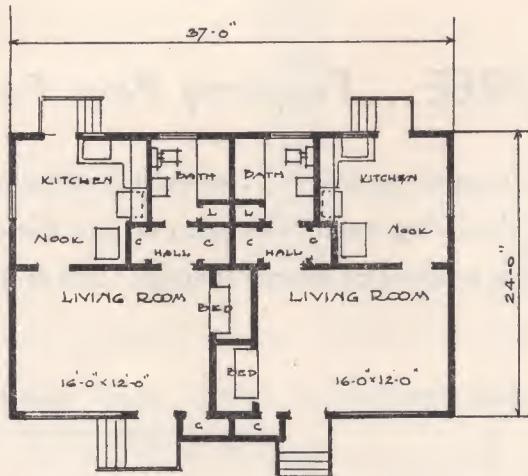
Acquire Mortgages

U. S. life insurance companies acquired \$5 billion of real estate mortgages in 1950.

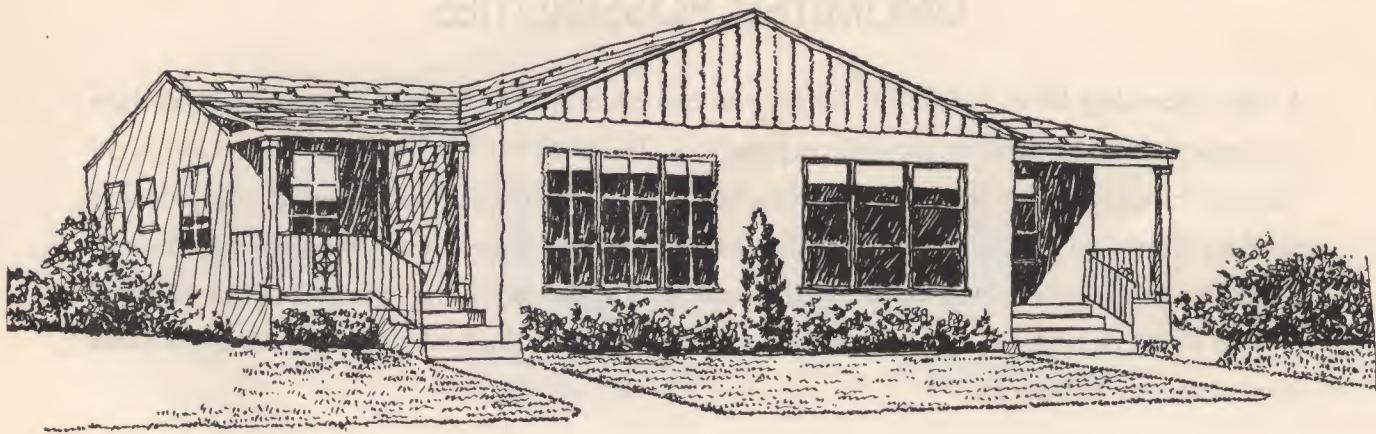
No. 220WB	Three complete working plans plus three sets of specifications	\$37.50
	Each additional set (sold only with original order)	5.00

UNLIMITED POSSIBILITIES

A very charming little duplex for those who are on a limited budget. The built-in kitchen arrangement is convenient as well as practical. The wall beds in the large closets leave an abundance of room for clothes. This plan has unlimited possibilities. You may adapt it to a court by changing the side kitchen windows to the rear which will leave the side walls blank. Unit after unit may easily be added to the basic plan, thus enabling one to build a court of income units, or a motel, depending largely on the size of the building site. All units have front and rear entrances.

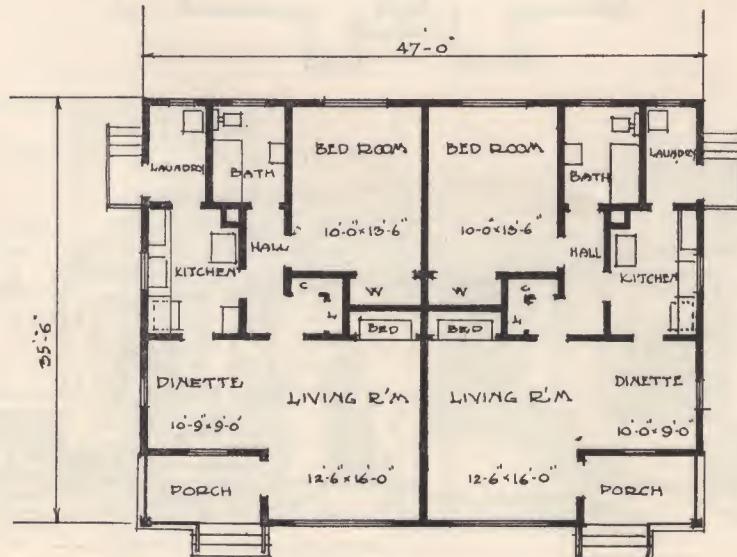


No. 221WB Three complete working plans plus three sets of specifications	\$37.50
Each additional set (sold only with original order)	5.00



LIVE RENT FREE... Property Pays For Itself

Practically square without appearing boxy . . . an extra bed for an unexpected guest is hidden away in the closet off the living room. This plan attains the convenience of a two-bedroom unit with the minimum amount of square footage. Lots of living at the lowest possible cost.



No. 222WB Three complete working plans plus three sets of specifications \$37.50
 Each additional set (sold only with original order) 5.00

**MINIMUM DOWN PAYMENTS FOR ONE- TO FOUR-FAMILY RESIDENCES UNDER REGULATION X
AND RELATED RESIDENTIAL CREDIT RESTRICTIONS (Effective June 11th, 1952)**

Minimum Down Payments

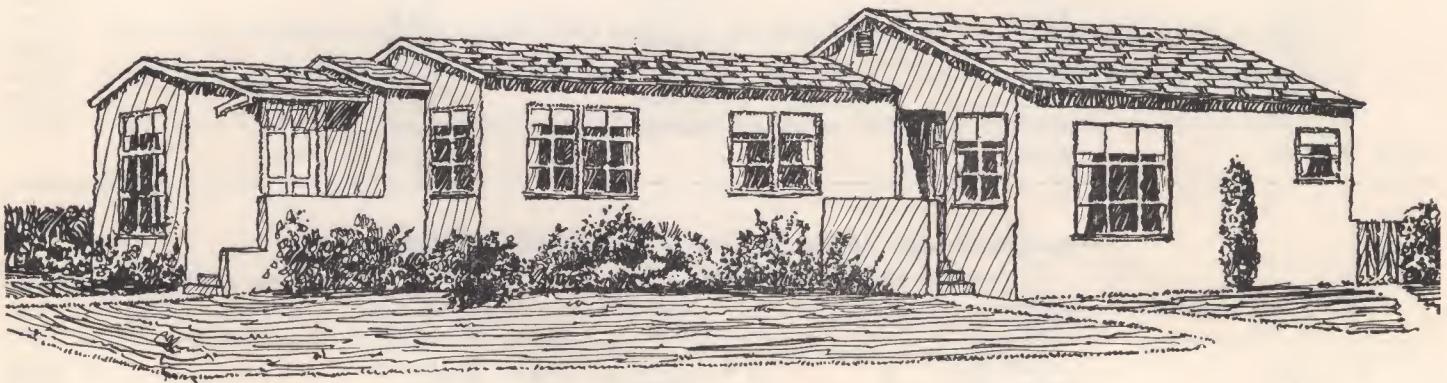
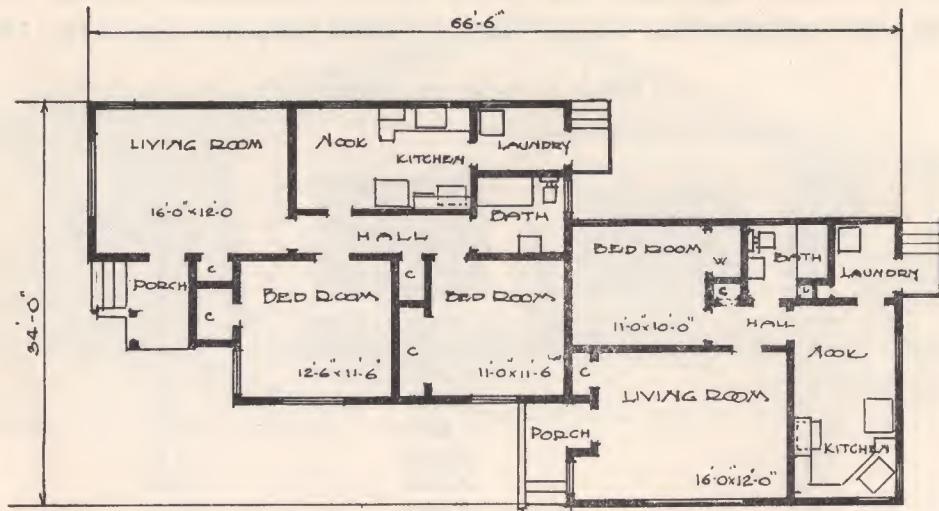
Value or price per family unit	FHA AND CONVENTIONAL LOANS		VA LOANS	
	Per cent of Value	Dollar Amount	Per cent of Price	Dollar Amount
\$ 5,000	5.0%	\$ 250	0.0%	\$ 0
6,000	5.0	300	0.0	0
7,000	5.0	350	0.0	0
8,000	11.9	950	4.8	380
9,000	13.3	1,200	5.3	480
10,000	14.5	1,450	5.8	580
11,000	17.3	1,900	6.7	740
12,000	19.6	2,350	7.5	900
13,000	21.5	2,800	11.2	1,450
14,000	23.2	3,250	14.3	2,000
15,000	24.7	3,700	17.0	2,550
16,000	26.6	4,250	19.4	3,100
17,000	28.2	4,800	21.6	3,670
18,000	29.7	5,350	23.6	4,240
19,000	31.1	5,900	25.3	4,810
20,000	32.2	6,450	26.9	5,380
21,000	33.3	7,000	28.3	5,950
22,000	35.2	7,750	30.2	6,650
23,000	37.0	8,500	32.0	7,350
24,000	38.5	9,250	33.5	8,050
25,000	40.0	10,000	35.0	8,750
Over 25,000	40.0		35.0	

Maximum Loan Values for One- to Four-Family Residences

Value or price per family unit	FHA AND CONVENTIONAL LOANS		VA LOANS	
	Per cent of Value	Dollar Amount	Per cent of Price	Dollar Amount
\$ 5,000	95.0%	\$ 4,750	100. %	\$ 5,000
6,000	95.0	5,700	100.	6,000
7,000	95.0	6,650	100.	7,000
8,000	88.1	7,050	95.2	7,620
9,000	86.7	7,800	94.7	8,520
10,000	85.5	8,550	94.2	9,420
11,000	82.7	9,100	93.3	10,260
12,000	80.4	9,650	92.5	11,100
13,000	78.5	10,200	88.8	11,550
14,000	76.8	10,750	85.7	12,000
15,000	75.3	11,300	83.0	12,450
16,000	73.4	11,750	80.6	12,900
17,000	71.8	12,200	78.4	13,330
18,000	70.3	12,650	76.4	13,760
19,000	68.9	13,100	74.7	14,190
20,000	67.8	13,550	73.1	14,620
21,000	66.7	14,000	71.7	15,050
22,000	64.8	14,250	69.8	15,350
23,000	63.0	14,500	68.0	15,650
24,000	61.5	14,750	66.5	15,950
25,000	60.0	15,000	65.0	16,250
Over 25,000	60.0		65.0	

NOTE: Above chart is based on price or value per family Unit. As as example i.e. If a duplex (two family units) is valued at \$16,000—Price per family unit is \$8,000—which is half of \$16,000, FHA and Conventional down payment will be $(2 \times \$950.00)$ \$1900.00.
VA Minimum Down Payment using the same example is as follows: Duplex valued at \$16,000.00 (\$8,000.00 per family unit) would be \$380.00 per family unit down or total down payment $(2 \times \$380.00)$ \$760.00.

As a contrast on a \$16,000.00 single family home, the down payment would be FHA \$4,250 and VA \$3,100.00 respectively. YOU CAN'T AFFORD NOT TO BUILD A DUPLEX.



YOUR SAFEST INVESTMENT IN TODAY'S UPSET WORLD

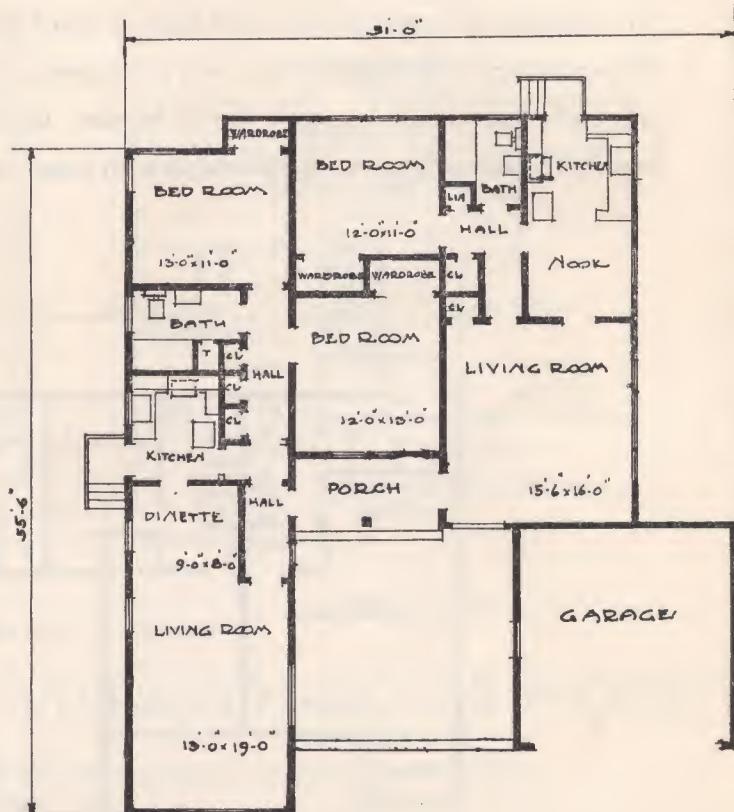
A one and two bedroom duplex which may be placed on a corner or an inside lot. The stepped roof lines lend charm from any angle. Privacy is gained by the placement of front entrances at right angles. Roomy breakfast nooks plus laundry rooms insures tenant and owner satisfaction.

No. 321 Three complete working plans plus three sets of specifications	\$42.50
Each additional set (sold only with original order)	5.00

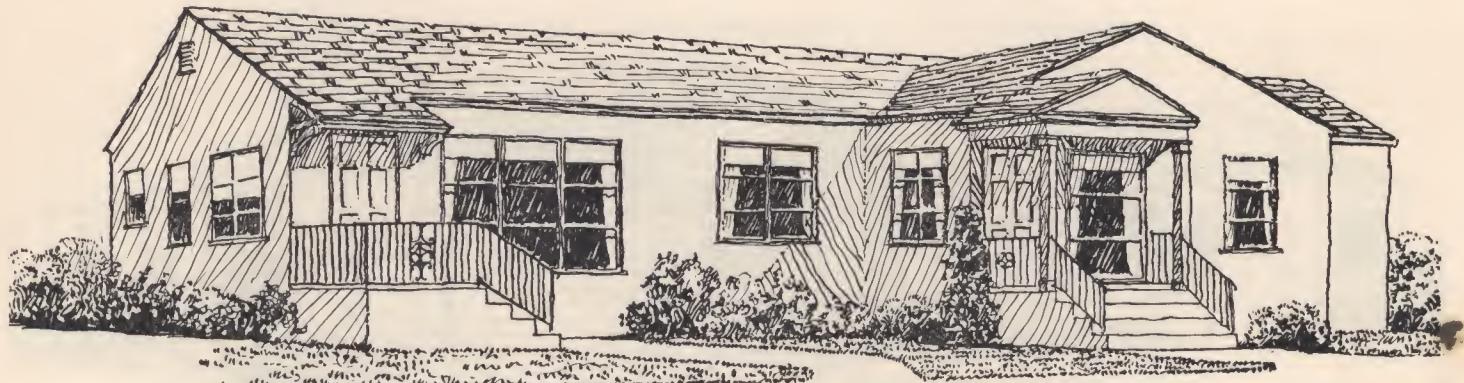


PROMISES PROFITS... FOR THE FAR-SIGHTED

This duplex will meet the approval of the most discriminating. Many comforts and conveniences have been incorporated into the left side unit with the anticipation that it will be owner-occupied. The central hall plan permits easy passage to any room from the entrance. The spacious living room with only one entrance makes it ideal for many interesting furniture arrangements, as well as privacy.

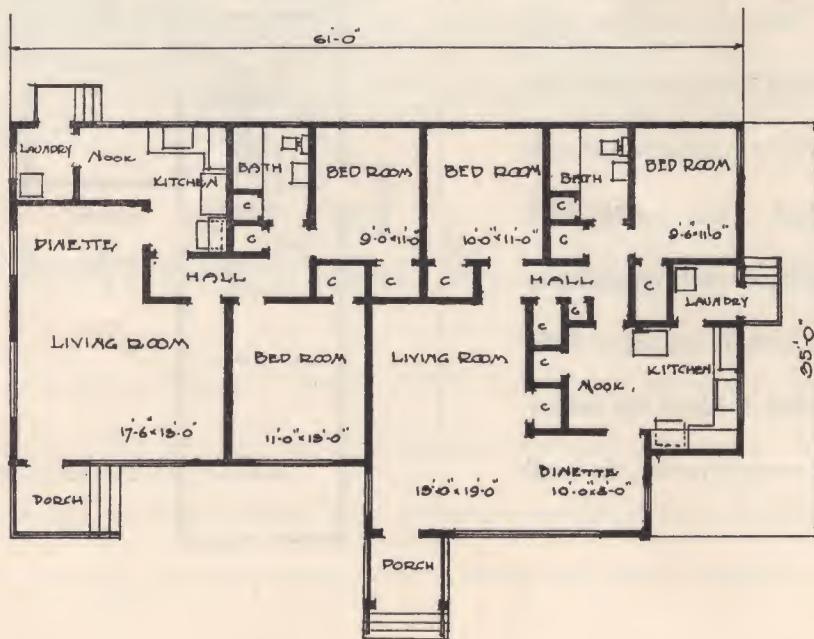


No. 322G Three complete working plans plus three sets of specifications \$42.50
Each additional set (sold only with original order) 5.00

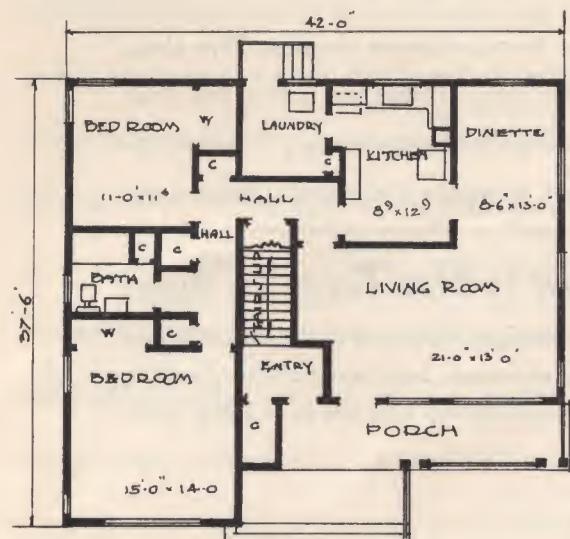
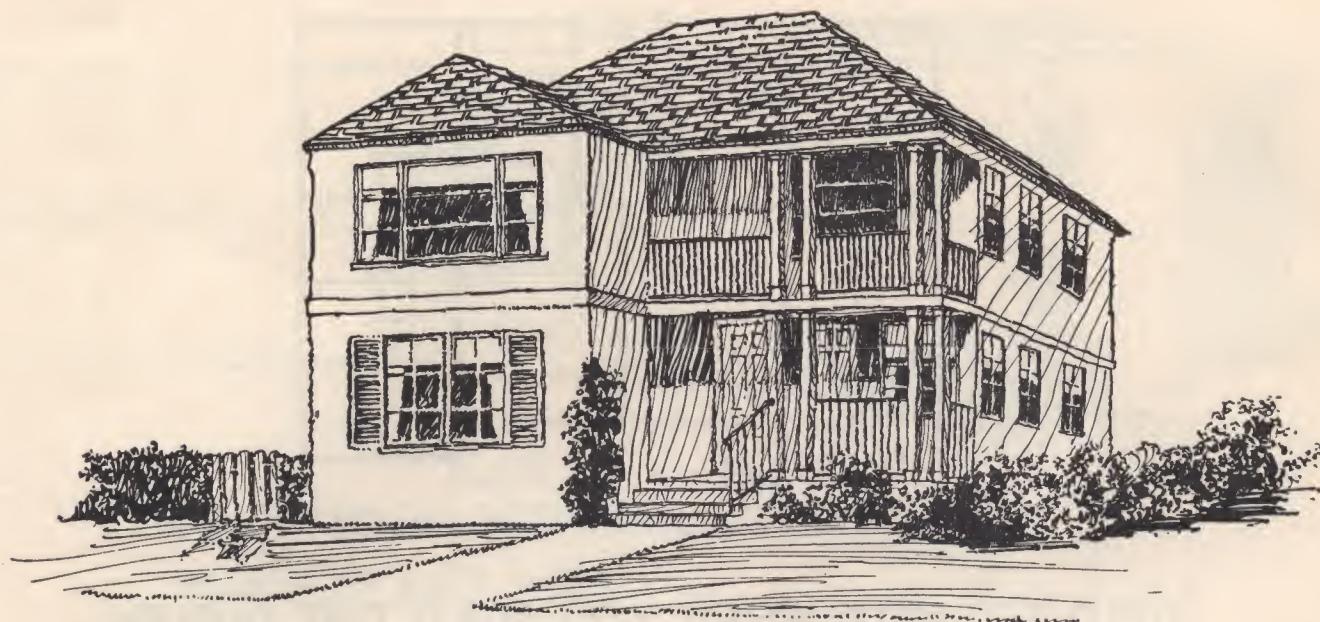


BETTER THAN STOCKS AND BONDS

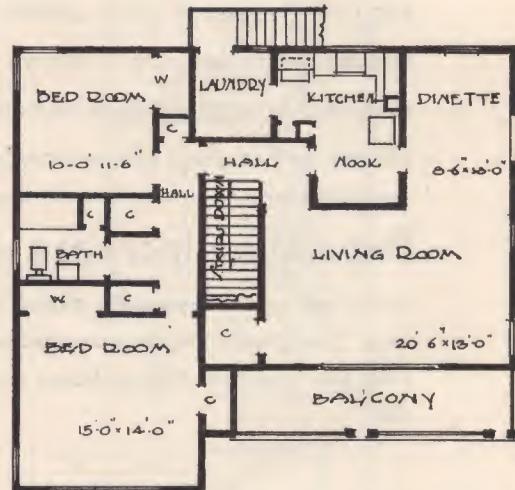
This skilfully planned duplex was kept in mind for an owner who enjoys the informality of dining-living room combination, two bedrooms, compact kitchen and a service room which is usually found only in single family homes. Little touches, like the staggered front which breaks the street line, make this duplex an asset to any residential area.



No. 401 Three complete working plans plus three sets of specifications \$42.50
 Each additional set (sold only with original order) 5.00



FIRST FLOOR

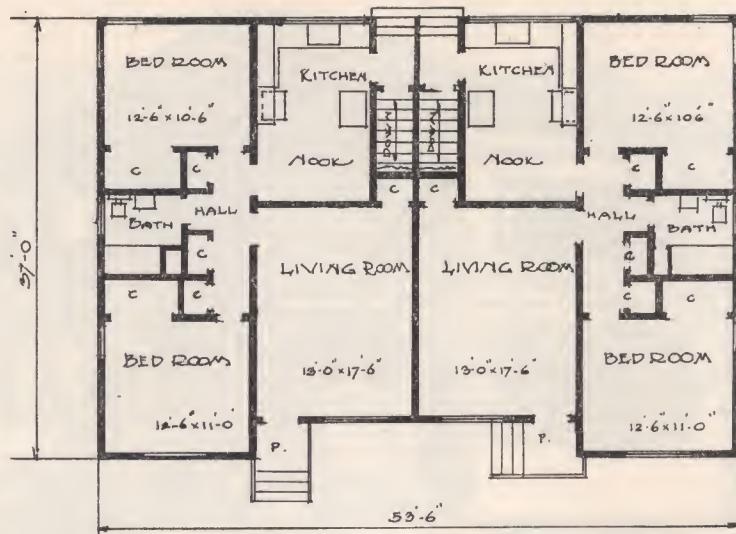


SECOND FLOOR

BE SMART --- SECURE YOUR FUTURE WITH INCOME PROPERTY

Two bedroom units that provide all the comforts of home. The well balanced arrangement of this two-story duplex spells economy. Provide an efficient sound deadener and plenty of insulation and you will "keep your tenant."

No. 402 Three complete working plans plus three sets of specifications	\$42.50
Each additional set (sold only with original order)	5.00

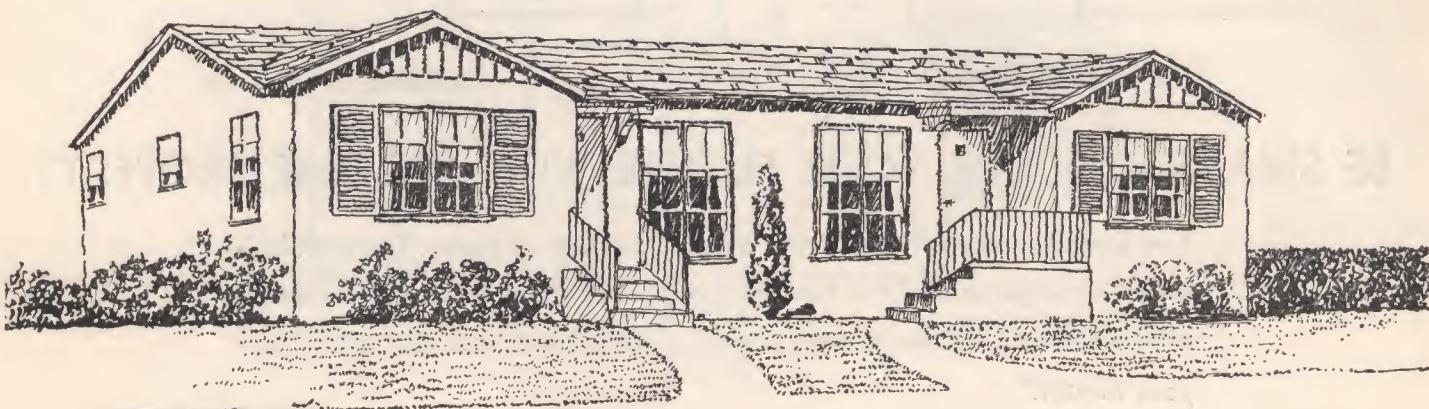


BUILD SECURITY WHEN YOU BUILD THIS DUPLEX

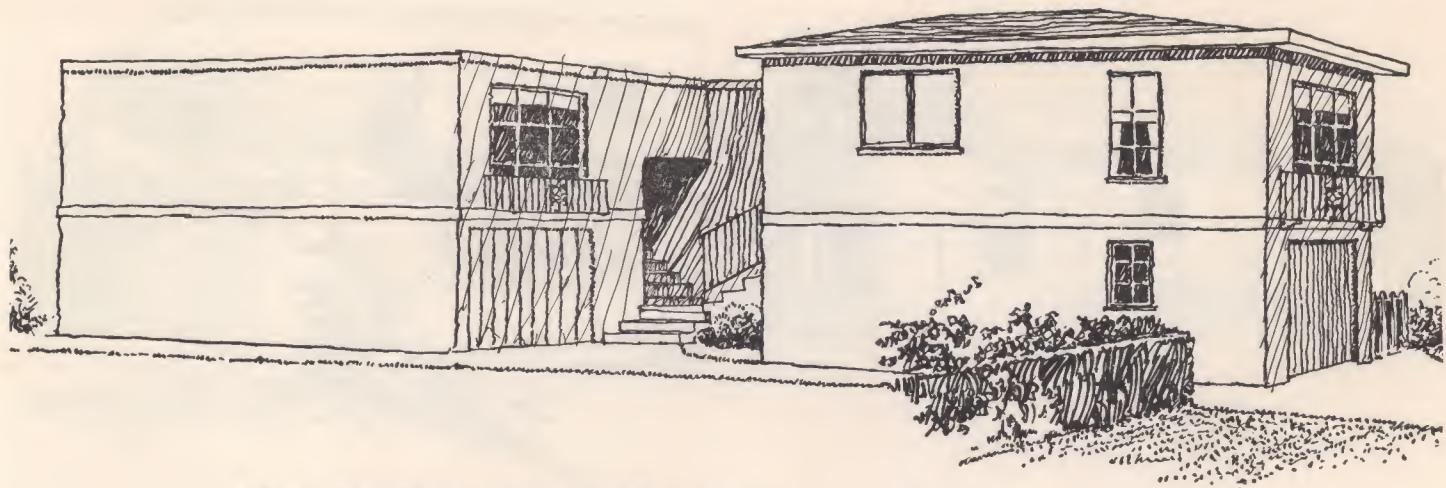
Security, economy plus comfort in this two-bedroom duplex. The shutters on the exterior add charm, while the jogged porches soften the lines to give it an added touch of hominess. The floor plan is very livable providing an excellent kitchen arrangement, a roomy nook and a basement.

Population Increase --- Now Is The Time To Build

In the last twelve years the nation's population has increased by 25,800,000 persons. This great jump has created a housing shortage. Two-thirds of our dwelling units are now over twenty years old and approximately half are over thirty years old.



No. 403 Three complete working plans plus three sets of specifications \$42.50
Each additional set (sold only with original order) 5.00

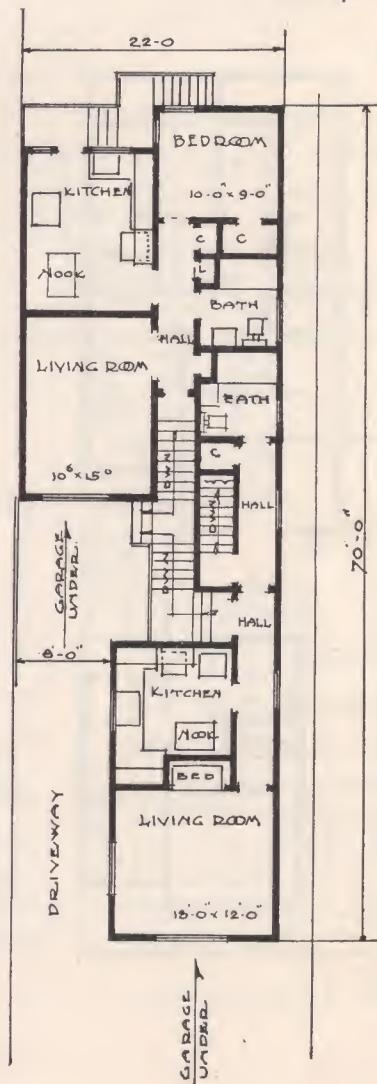


NO PROBLEM WITH A NARROW LOT HERE

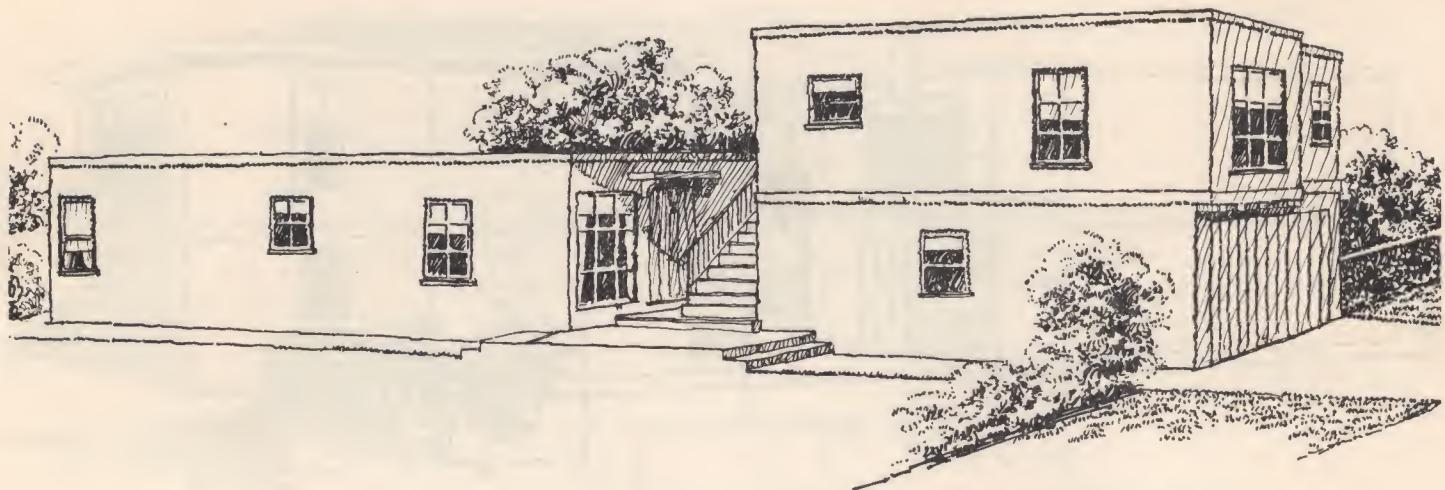
Another narrow lot put to profitable use . . . The small garden court adds charm to both entrances. The living room of the rear apartment is in a perfect location, off the center hall with all unnecessary traffic eliminated. The enviable elements of a plan such as this one are highly regarded. A difficult feat to accomplish when planning an arrangement on a narrow lot, and still producing such compact, economical and very livable units.

People Are Living Longer

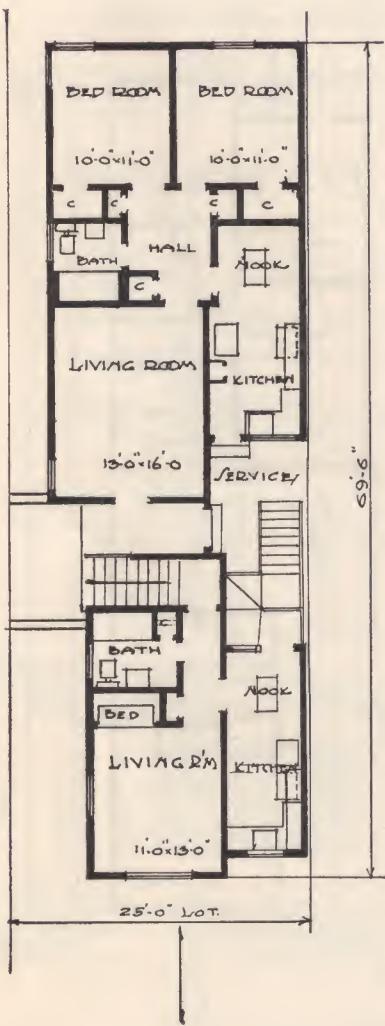
Did you know that in 1900, the average total length of life was only 48 years? Now it is over 66 for men and 71 for women. So remember, when people are living longer . . . housing requirements are longer.



No. 500G Three complete working plans plus three sets of specifications \$42.50
Each additional set (sold only with original order) 5.00

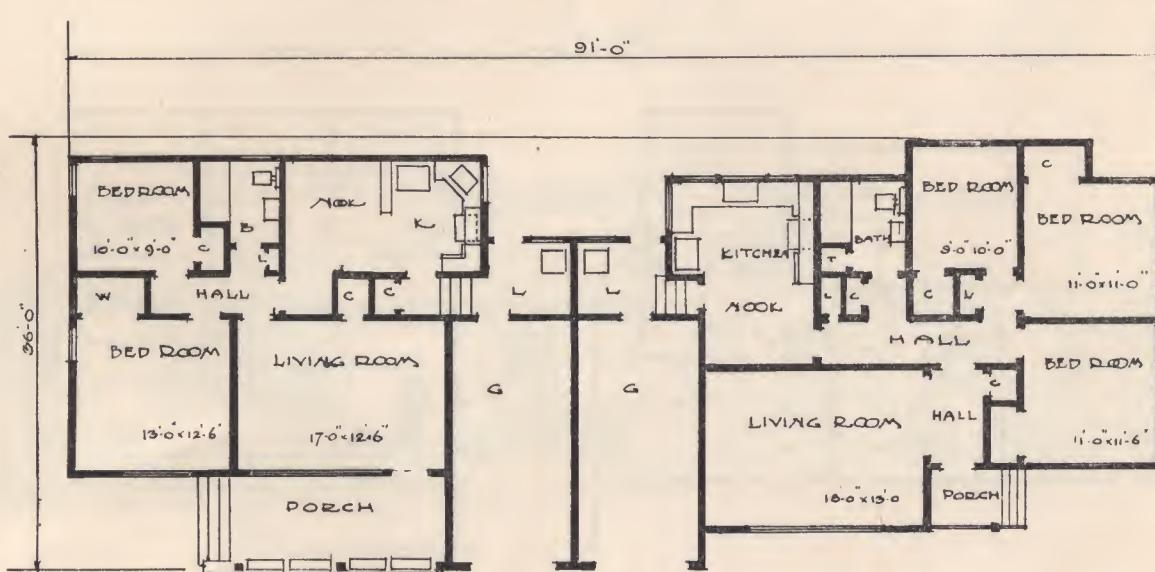
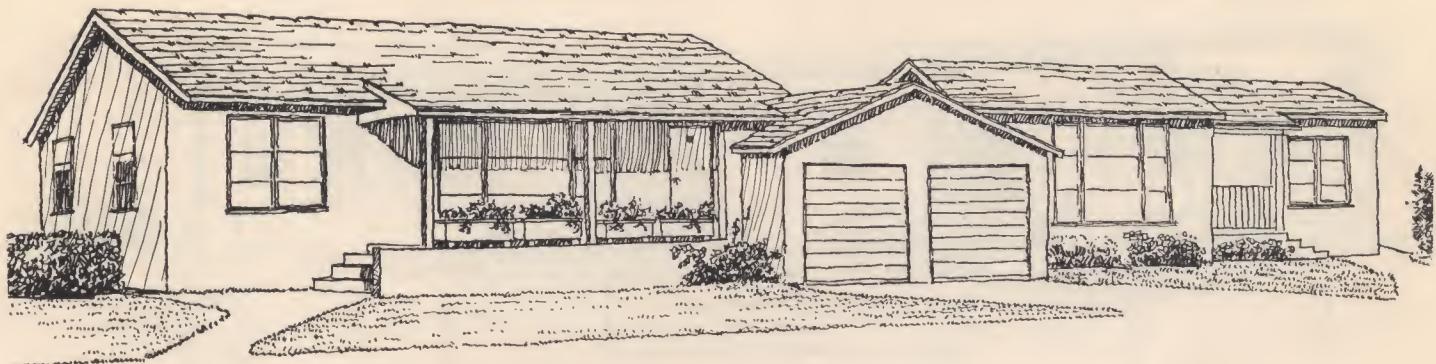


SOLID BLANK WALL OUTSTANDING TREATMENT



Outstanding treatment of a "blank wall". This exceptionally clever arrangement offers two garages, a two-bedroom unit and a bachelor apartment, plus adequate lighting in every room. We have never been quite so enthusiastic about a plan before as we are about this one, all this living on a 25-foot lot. It may be placed right up against a blank wall of a store. It's just the plan you may use for that problem lot with an unattractive view on one side. It may be your solution to building on a lot next to a steep bank, railroad track or some other obstacle. Study this plan closely . . . the blank wall on one side is applicable to many lots in every community.

No. 501G Three complete working plans plus three sets of specifications \$42.50
Each additional set (sold only with original order) 5.00



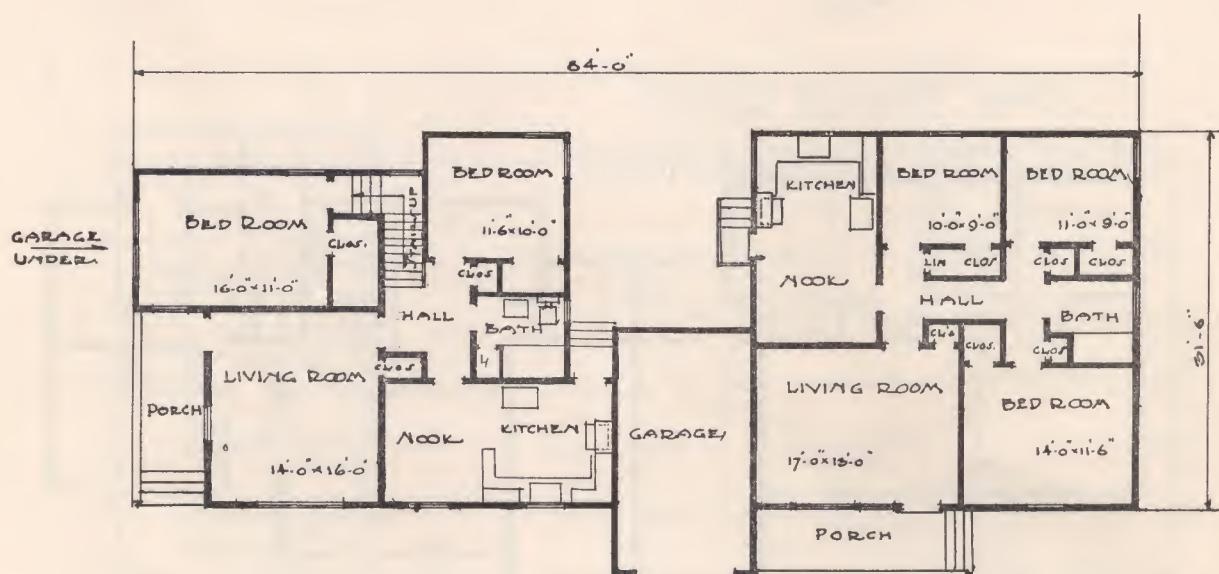
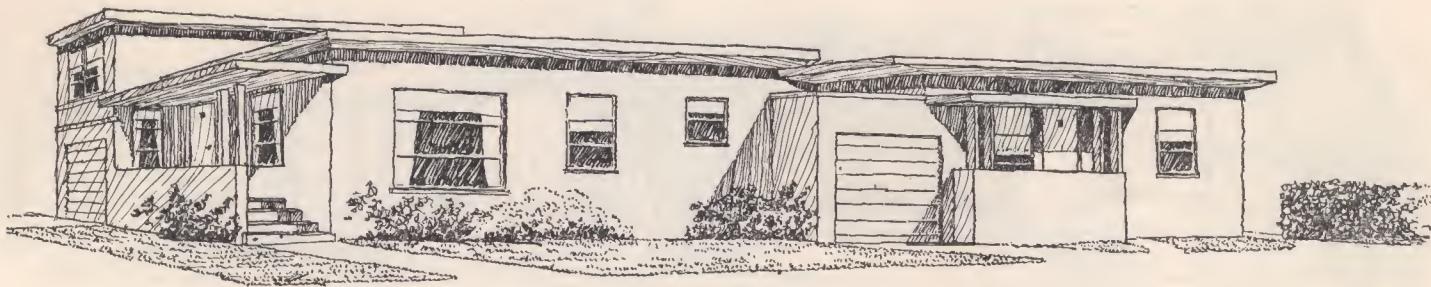
LIVE ON "EASY STREET" IN THIS ONE

Privacy at its best . . . Live on "Easy Street" in this one. You have your choice of a two or three bedroom unit for yourself, income from the other unit will more than make your payments. A very good feature of this plan is the provision of space for a deep freeze in the laundry room. The placement of bedrooms on opposite sides of the building is exceptionally good.

DID YOU KNOW?

In the U.S. there are 7,000,000 homes without a bath or shower; 6,000,000 housing units without a private toilet; 3,000,000 without running water, and more than 8,000,000 without water-heating facilities.

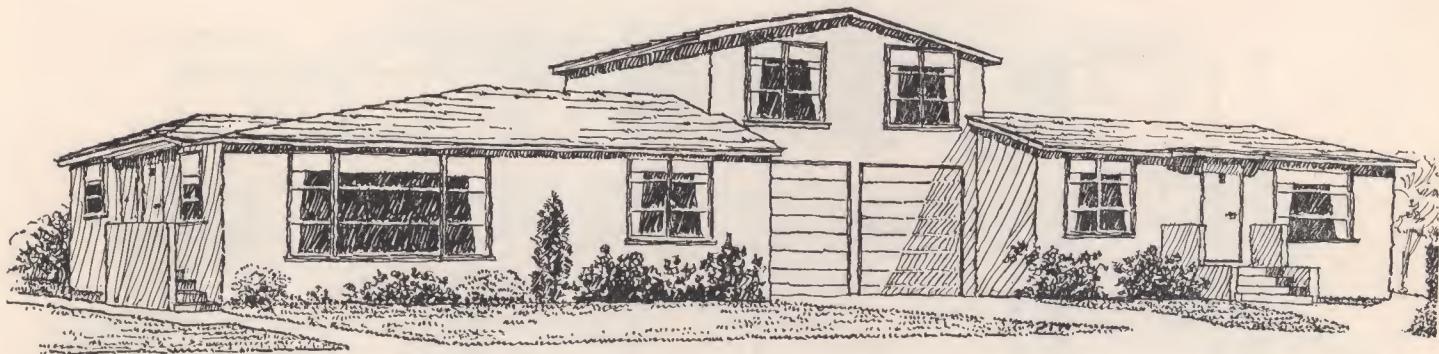
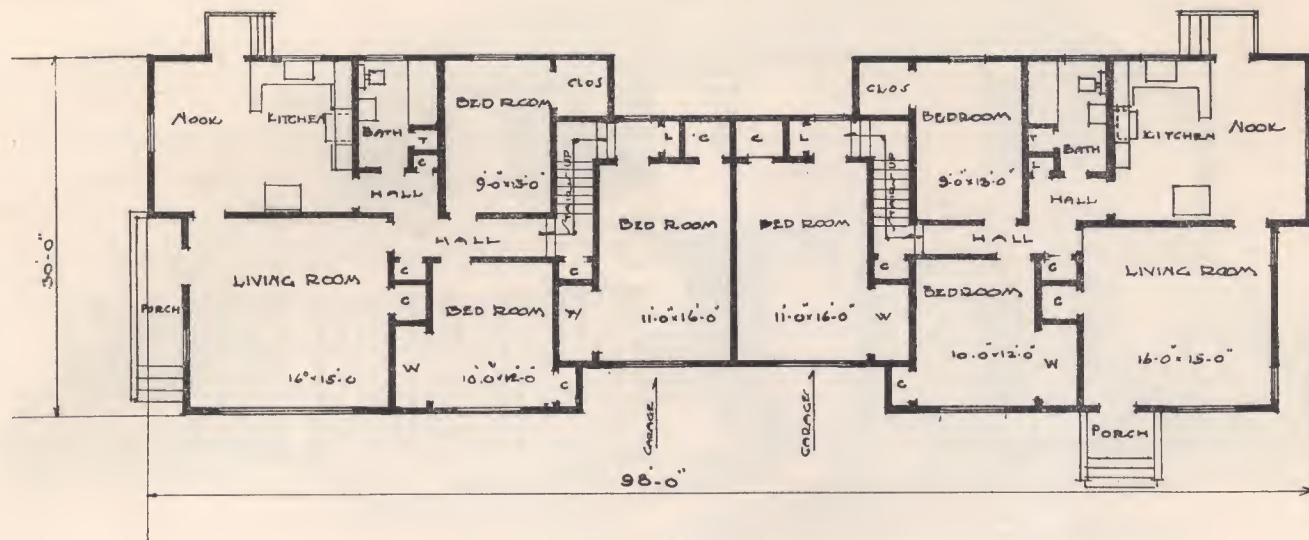
No. 600G Three complete working plans plus threesets of specifications \$47.50
 Each additional set (sold only with original order) 6.50



GOOD SEPARATION

Good separation between the units is an outstanding advantage of this plan. The room circulation is well planned. The garages are entered off two separate streets. Surprising enough this two and three bedroom duplex can fit on an average corner lot with room to spare.

No. 601G Three complete working plans plus three sets of specifications	\$47.50
Each additional set (sold only with original order)	6.50



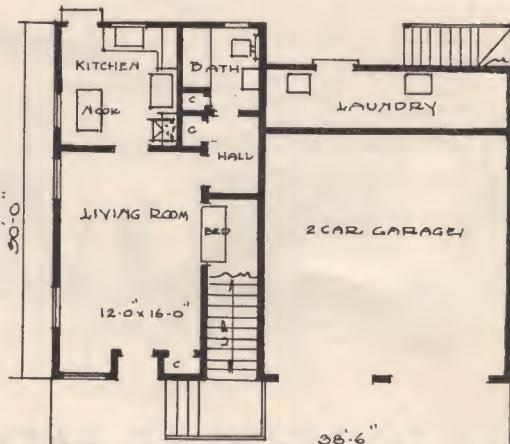
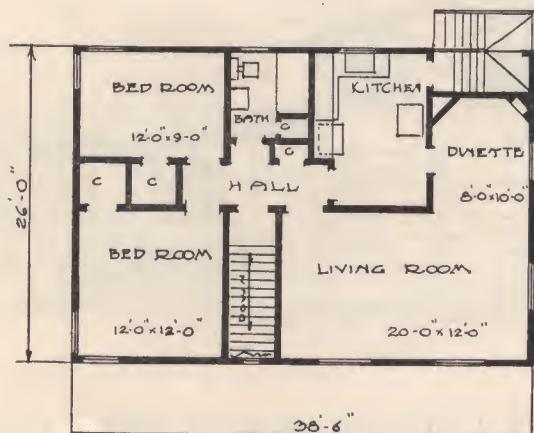
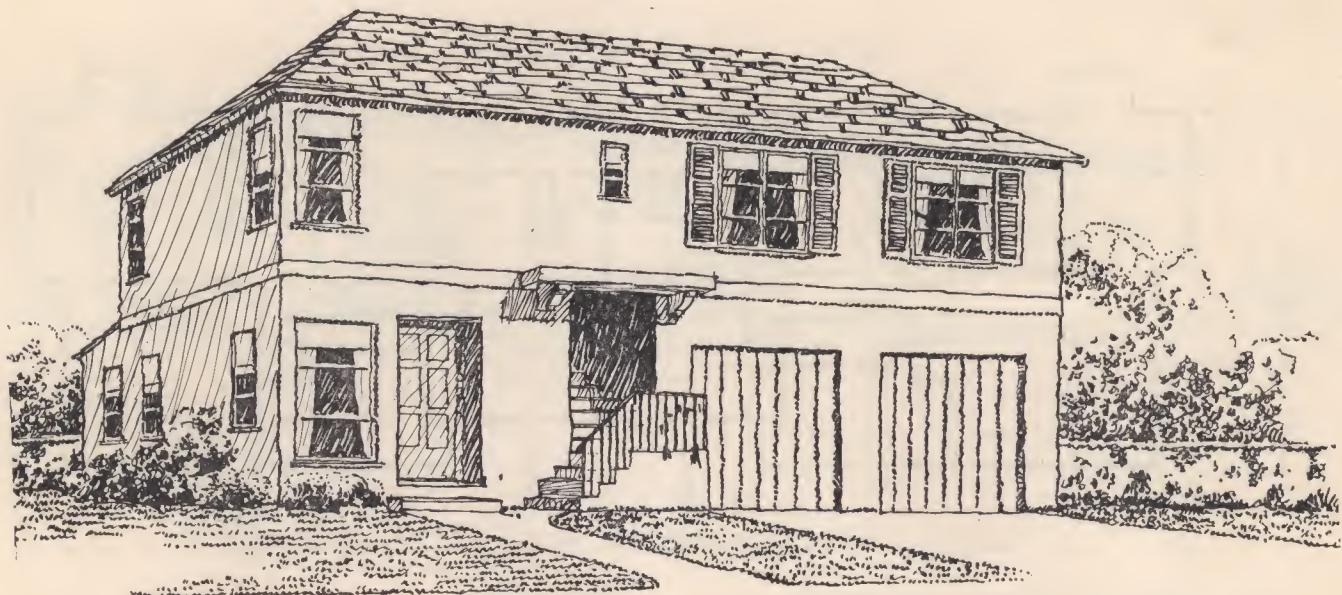
EASY TO LOOK AT, EASY TO LIVE IN, EASY TO OWN

Unbelievable . . . Three bedroom units plus garages in a 30x98-ft. space.

An achievement of inspired designing for those who would invest wisely.

This duplex plan will demand the highest loan value as well as the highest resale value. Dignity and balance are incorporated for completeness in design and its floor plan gives you conveniences that are very seldom found in a duplex.

No. 602G Three complete working plans plus three sets of specifications	\$47.50
Each additional set (sold only with original order)	6.50



PENSIONERS' SPECIAL

Here is a "Dream" come true for one or two older people who would like to live in a studio apartment, yet have the conveniences and function of a four-room unit. The burdens of house-keeping are simplified and the fact that it is on the ground floor makes it an ideal unit to live in. The two-bedroom, central plan unit on the second floor will accommodate a happy tenant.

ORDER YOUR PLANS THIS EASY WAY

We have complete plans and specifications available for every design shown in this book.

1. Select the plan you want.
2. Print your name and address CLEARLY, on order blank provided in the back of this book.
3. Send your check or money order to Duplex Dean, 900 El Rincon Road, Danville, California. Plans and specifications will be sent to you, same day your order is received.

No. 700G Three complete working plans plus three sets of specifications \$32.50
 Each additional set (sold only with original order) 5.00

PUT YOUR BACK YARD TO WORK

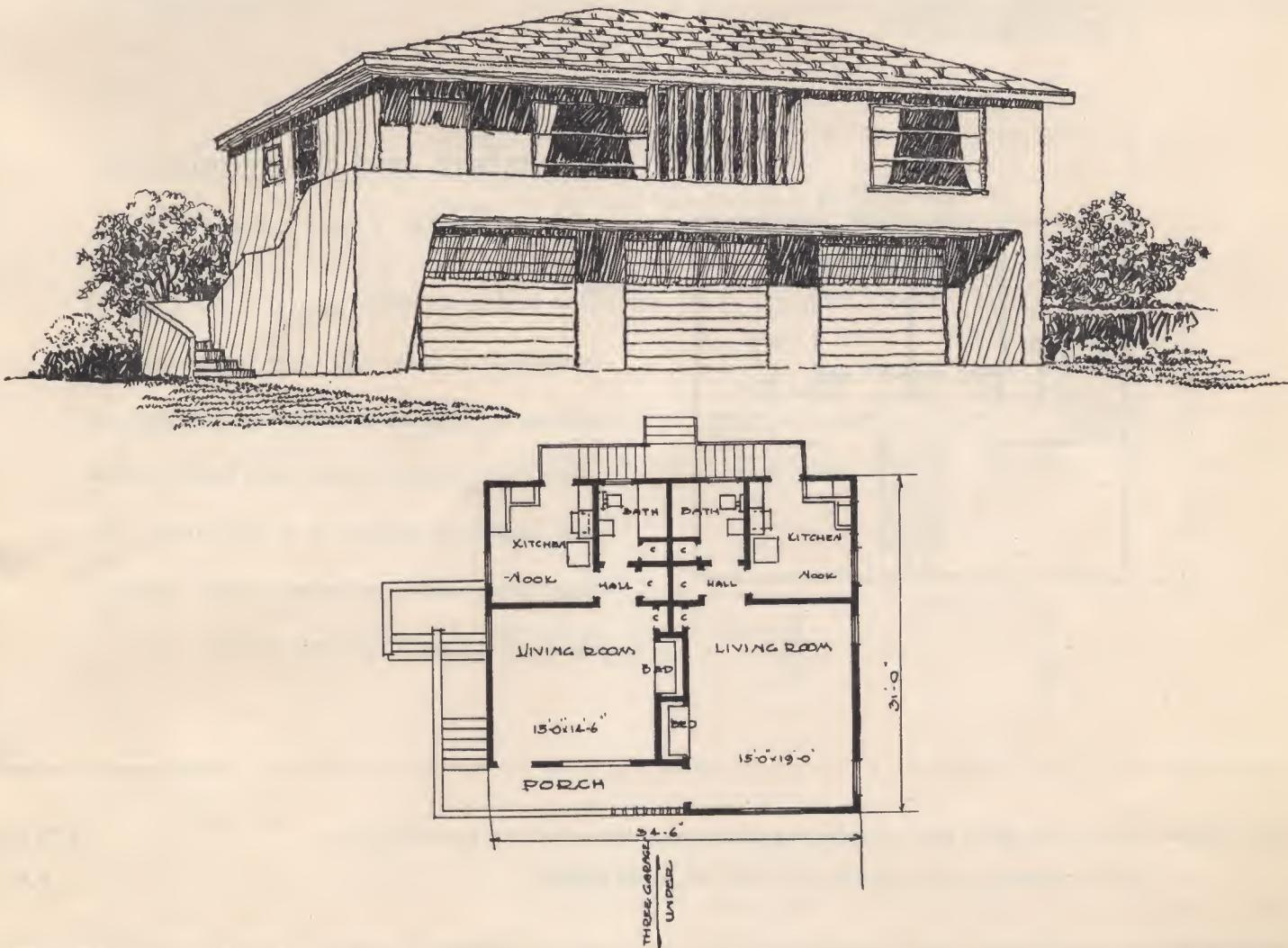
Profitable income can be attained from this artistic studio type duplex. This plan is ideal for a backyard where the maintenance of weeds is a problem, while the value of the land is high. The garages appeal to the single business people and the living area is ample for a working tenant. In many cases where the owner needs another garage, the third garage is the answer to his problem.

YOU CAN MAKE MONEY RENTING* THE RENTAL BUSINESS IS A PROFITABLE BUSINESS

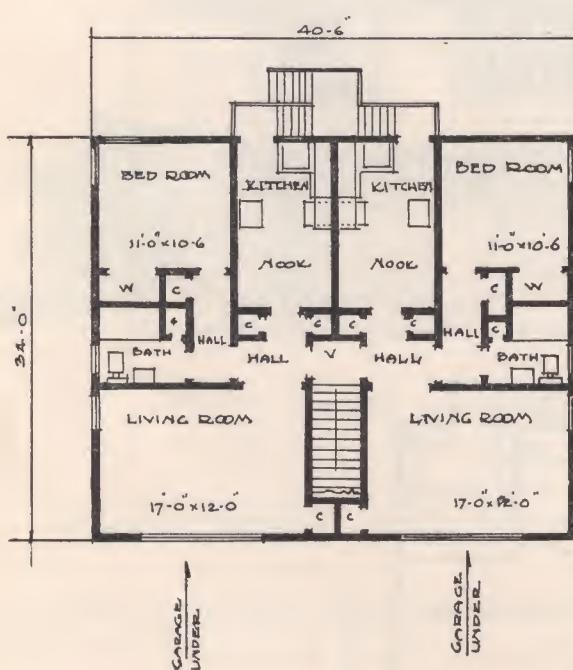
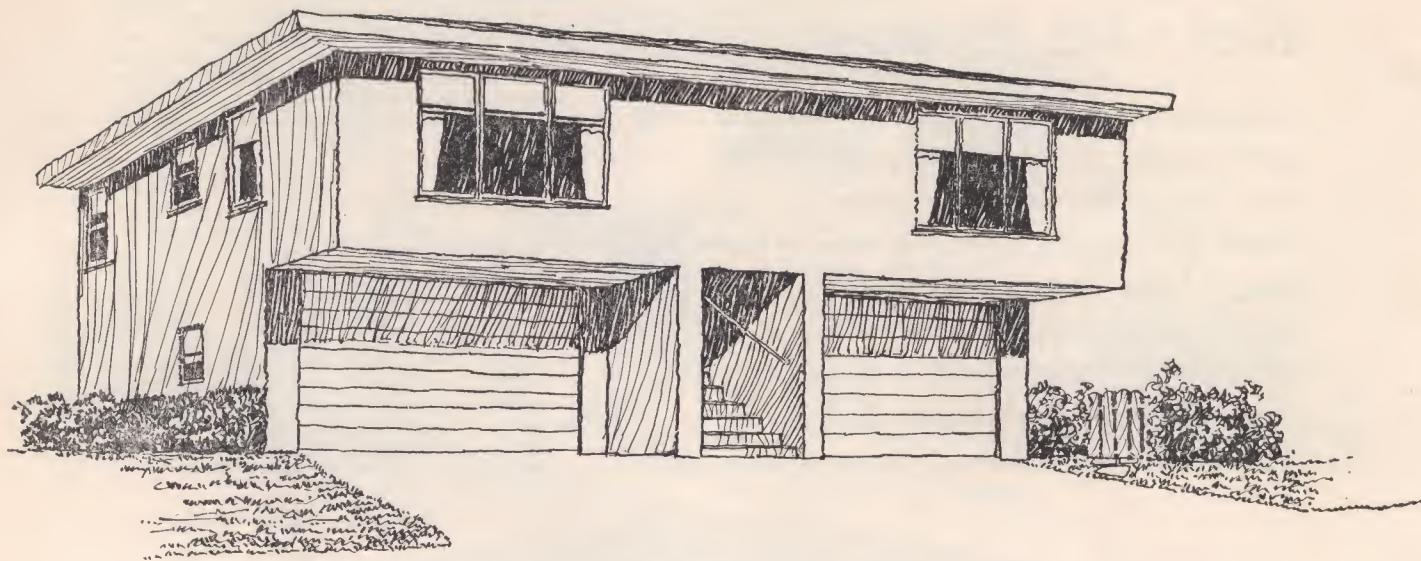
It is said that nearly one-half the families of the United States spend enough money on rent in a lifetime to pay for four good, substantial homes for each renter. The following table shows what monthly rent checks total in 10, 15, and 20 years, with compound interest at 6 per cent per annum:

Monthly rent	10 Years	15 Years	20 Years
\$ 20.00	\$ 3,163.36	\$ 5,586.19	\$ 8,838.51
25.00	3,954.20	6,982.74	11,035.64
30.00	4,754.04	8,379.29	13,242.77
35.00	5,535.88	9,775.84	15,499.90
40.00	6,326.72	11,172.33	17,657.02
45.00	7,117.56	12,568.93	19,864.15
50.00	7,908.40	13,963.48	22,971.28
60.00	9,490.08	16,758.58	26,485.53
70.00	11,071.76	19,551.68	30,899.80
80.00	12,653.44	22,344.76	35,314.04
90.00	14,235.12	25,137.86	39,728.30
100.00	15,816.80	27,930.96	44,142.56

* Courtesy Realty Escrow Review, Los Angeles



No. 701G Three complete working plans plus three sets of specifications \$32.50
Each additional set (sold only with original order) 5.00



Comfort and Convenience At a Price You Can Afford

One-bedroom units arranged so it is not necessary to enter one room to get into another one. The four garages underneath are often occupied by owner and tenant when this duplex is placed in a backyard. The floor plan offers an abundance of closet space plus spacious living rooms.

No. 702G Three complete sets of working plans plus three sets of specifications \$32.50
Each additional set (sold only with original order) 5.00

NOTE: Not shown in book:

Single garage . . . Three complete sets of plans and specifications \$5.00
Double garage . . . Three complete sets of plans and specifications \$7.50

ORDER FORMS

Just take a moment to figure out how much a duplex would earn for you in a month, in a year, in five years! You will be amazed how this producing property pays off — how you can secure your future with income property!

Fill out one of the attached order blanks and mail it to Duplex Dean. You can't afford to wait another day. Do it now!

You can live in one—and RENT THE OTHER

Duplex Dean
900 El Rincon Road,
Danville, California

Please send me three sets of Blue Prints and three sets of specifications of Plan # _____ Price _____

Also please send me _____ additional sets at \$5.00 per set (sold only with the original order). Total amount _____

Name _____

Address _____

City _____ State _____

(Please add 3% Sales Tax if resident of California)

Duplex Dean
900 El Rincon Road,
Danville, California

Please send me three sets of Blue Prints and three sets of specifications of Plan # _____ Price _____

Also please send me _____ additional sets at \$5.00 per set (sold only with the original order). Total amount _____

Name _____

Address _____

City _____ State _____

(Please add 3% Sales Tax if resident of California)

Duplex Dean
900 El Rincon Road,
Danville, California

Please send me three sets of Blue Prints and three sets of specifications of Plan # _____ Price _____

Also please send me _____ additional sets at \$5.00 per set (sold only with the original order). Total amount _____

Name _____

Address _____

City _____ State _____

(Please add 3% Sales Tax if resident of California)

53

5. 5

53

COMPLETE BLUE PRINT PLANS AVAILABLE

Complete working blue prints and specifications (description of materials) are available for any design shown in this book. The drawings are complete and show all the measurements that your builder or contractor will need to build your duplex. The specifications show the kind and type of materials to use, however, there are enough blank spaces so that minor alterations in design or material substitutions can be made. With the blueprints and specifications you can get actual cost estimates from builders and arrange financing with a mortgage lending institution. Everything you need to start building.

DUPLEX DEAN
900 EL RINCON ROAD
DANVILLE, CALIFORNIA

